The price of a vacant room

November 7th, 2026 | Partial Market Analysis of Craiglist postings this week

Albuquerque's online rental market remains a mixture of ordinary apartments, flexible-stay accommodation and industrial-scale marketing. A current search-page snapshot provides useful clues about pricing and concessions—but not a defensible census of vacancies. The live index was accessible; comprehensive extraction and listing-by-listing verification were not.

The numbers—and their limits

This edition records 139 advertisements from the live search results, of which 106 are provisionally classified as conventional monthly rentals. Their median asking rent is $1,166, and their mean is $1,207. These figures describe the captured subset, not Albuquerque's full rental market. The last complete reference survey (24 October) recorded 359 advertisements and a $1,150 median; comparing it directly with this partial sample would be misleading.

Low-priced advertisements often represent weekly furnished accommodation, not a $299–$365 monthly apartment. Monthly-priced no-lease extended-stay offers also require separate treatment. The workbook flags both groups and excludes them from its conventional-rent calculation.

What the advertisements reveal

The captured sample ranges from studios and one-bedroom apartments to three-bedroom homes, with advertisements spanning Albuquerque's Northeast Heights, the university/Nob Hill area, the Westside and Rio Rancho. But location is frequently a neighbourhood rather than a street address, and bedroom counts are often absent from the search headline. Consequently, bedroom and geographic comparisons are indicative rather than representative.

Concessions are the clearest competitive signal. One listing at 1920 Vassar Drive NE advertises up to six weeks of free rent on selected units, while a listing at 3501 Atrisco Drive NW advertises half off November rent. Such offers reduce effective rent without necessarily changing the headline asking price. Landlords should therefore compare net effective rents and mandatory fees, not advertised base rent alone.

The amenity arms race continues: laundry facilities, pet-friendly policies, pools, parking, fitness facilities and included utilities recur in the headlines. These claims are marketing attributes, not independently audited property characteristics.

The missing evidence

Deposit amounts and original posting dates are rarely shown in search results. A verified listing at The Ridge, 557 Tramway Boulevard NE, advertised $920 monthly rent and a $450 deposit, posted on 28 October. Another at 13001 Central Avenue NE advertised $1,149 per month for extended-stay accommodation, with contradictory deposit language. These examples illustrate why missing deposits must not be filled with assumptions.

Investor implications

The correct near-term conclusion is not that rents rose or fell this week, but that advertised prices remain sensitive to listing composition, promotional activity and duplicate marketing. Before underwriting rent growth, an investor should track unique property-and-floorplan combinations, concessions and lease-up velocity over multiple complete weekly collections. A stable headline rent can conceal a weakening effective rent.

Sources: Albuquerque Craigslist apartments/housing-for-rent search, accessed 7 November 2026; individual advertisements for The Ridge, Siegel/extended-stay Central Avenue and The Q @ Vassar. Listing data may change or disappear.

Data collection, review and analysis provided by:

Todd Clarke CCIM CIPs
CEO
NM Apartment Advisors Inc.
(505) 440-TODD
tclarke@nmapartment.com
www.nmapartment.com

An AI tool was used in analysis and documentation formatting/production.